

Arlington Historic District Commissions

April 26, 2012
Whittemore Robbins House

FINAL & APPROVED MINUTES

Commissioners

Present: J. Black, B. Cohen, D. Levy, S. Makowka, J. Nyberg, M. Penzenik, T. Smurzynski, J. Worden

Commissioners

Not Present: D. Baldwin, J. Cummings, M. Logan,

Guests:

A. Sparks, S. Dietrich, J. Gettler, N. Bishir, Bernstein, J. Rizzo

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners. Mt. Gilboa/Crescent Hill: B. Cohen, S. Makowka (for 191 Lowell St), T. Smurzynski and Pleasant Street: D. Levy, T. Smurzynski
3. T. Smurzynski moved approval of draft minutes from March 22, 2012 meeting, seconded by B. Cohen and unanimously approved
4. Communications
 - a. CONA application for 20 Russell St., #1 for rear deck extension
 - b. CONA application for 3 Westmoreland Ave. for wall repair
 - c. CONA application for 41 Crescent Hill Ave. for roof
 - d. CONA application from 19 Maple Street for gutters
 - e. Email for 214R Pleasant Street
 - f. By-Law Review Emails
 - g. District Map Emails – S. Makowka working with Planning Dept.
 - h. S. Makowka reported he was at Town Meeting regarding warrant article we submitted but it was postponed until next week and he won't be able to attend. D. Levy volunteered to address any questions if it is heard on Monday. The main change is that if any Commissioner is notified of a problem they shall investigate and contact the chair or vice chair and that person may issue notice of violation if appropriate instead of making police chief get involved.
 - i. J. Worden noticed work being done at 41 Jason Street; S. Makowka to take a look.
 - j. M. Penzenik noticed High Rock Church did some repairs on gutters and replaced with wood gutters. S. Makowka had conversation with minister when they first moved in – probably worthwhile to touch base again about communicating with AHDC before work is done.

- a. Formal Hearing re: 191 Lowell Street regarding installation of fence and rock wall. J. Nyberg recused himself and presented as property owner at 191 Lowell Street. S. Deitrich, new owner to-be present as well. S. Makowka noted that proposed rear fence is not reviewable by the Commission and will be granted a CONA. J. Nyberg explained that the original idea was to develop the neighboring properties as "Applegate Farm" concept. The barn house has been built to the left, and he feels it is a nice addition in scale and concept. Along the way ideas have come up such as burying the electrical cable underground to save aspects of vista giving unobstructed views. He is proposing (per page 1 of the provided materials showing the overall layout) to extend the concept of the existing drylaid fieldstone stone wall present along front of 187 Lowell across the front of 191 at the street tying in the two properties. There are a couple of issues that need to be addressed further back in the front yard. First, the town required that the sewer connection have an exposed concrete manhole access structure in the middle of the yard since it so far from street connection. The applicant also wanted to take some of the pitch or slope out of the front yard to make a portion of it more usable. He is proposing to build a second stone wall halfway between street and house to give the yard some character while hiding the manhole and providing support for a terraced upper yard. He believes it adds texture to historic district. As sited, the grade comes up to the horizontal basement casement windows set in the stone foundation.

S. Makowka expressed a concern that the terracing would create a steep bank or slope near the street that would isolate view of house from the street and diminish the front yard vista across the properties. He explained that the existing house next door at 187 is set on a pedestal close to the foundation while the proposed berm is being pushed out to the street. He explained his concern that by trying to create flat usable space near the house, the consequence is that you're creating a fairly steep slope from street and going to see a bank not a house. In response to a question, the applicant stated that the front of the house is at a 98.179 foot elevation while the back of house it is 105. Initially there was to be a much steeper drop but they tried to lessen drop to make it a gradual drop. Applicant agreed that S. Makowka was correct and that the plans were drawn with original, not as built, elevations causing there to be a disconnect with different elevation things going on. The drawing shows a 99 foot contour line right in front of the base of the wall, but the actual bottom of wall is at 97 feet and the top of wall is at 99 feet. The applicant agreed that the provided drawing is wrong and needed to be revised.

The applicant explained that the sewer line was pushed to the right of the driveway meaning that the town required manhole is going to be midway up the yard close to the driveway. They are hoping to install a custom made manhole structure with a slope so it can be hidden in the bank at the edge of the driveway and be flush with the grade of the slope. S. Makowka summarized that the proposed mid-yard wall is a 2 foot wall but suggested that the applicant should show a gentler slope between the two walls. S. Makowka asked that that design be redrawn correcting the 2 foot elevation change error and with a constant grade from lower to upper wall instead of as drawn terraced affect with the intent of achieving a more gradual rise. Applicant agrees that, for the upper wall, the top of wall should be at 99 feet and the bottom of wall should be at 97 feet. The Commission noted that for the lower wall at the street, we should specify that it matches the size and location, and materials of the wall already in place at 187 Lowell Street. The applicant explained that for the upper wall, they planned to replicate the look of the

stone foundation wall to pull in together with the house. After discussion, the Commission concurred that it was appropriate to replicate the front wall to match the existing conditions and either to mimic the house foundation on the middle wall or use drylaid fieldstone there as well.

B. Cohen moved that the Commission find the following project to be non-incongruous with the purposes of the District: construction of a lower drylaid fieldstone stone wall (approximately 2-2 1/2 feet in height) across the front of the property near the street situated and built to match the existing similarly situated wall at 187 Lowell Street and a second upper wall (also to be 2-2 1/2 feet in height and either drylaid fieldstone or stone to match house foundation) to be built parallel to the first located horizontally as shown in submitted plans (approximately halfway between the lower wall and the house). The top of the lower wall will be located at an elevation of approximately 92ft, with grade between the walls to slope up with constant rise to bottom of upper wall with the bottom of the top wall placed at an elevation of approximately 96 1/2 feet. The top of the upper stone wall will be at an approximate elevation 99 feet. Applicant shall prepare and forward to monitors revised drawings, elevations, and materials specifications to reflect actual conditions and the language of this Certificate. The revised drawings and related materials must be approved by the monitors prior to installation. Seconded by J. Worden. All voted in favor. Co-monitors B. Cohen and S. Makowka appointed.

b. Formal Hearing re: 21 Montague Street for renovations. A. Sparks presented. She explained that they had just bought the house which was built in 1890. They have a 4 part proposal for repairing and altering the exterior. Page 2 of the provided materials shows a plot plan (with notation for the proposed decking changes); page 5 shows front of property which is at the corner of Montague and Crescent Hill Ave; page 3 shows the existing casement window on the rear addition. They are hoping to replace these windows, mimicking a window directly across the street on Crescent Hill Ave with 2 double hung windows separated by a muntin in between. They have looked in the Brosco catalog and are looking for double hung windows (not casements) but are open to any lite pattern the Commission suggests (i.e., 6 over 6 or 2 over 1, whatever). B. Cohen stated that for the 1890s, you were more likely to see 2 over 1 or 1 over 1. The Commission discussed 2 versus 3 windows in the existing opening and concurred that either appropriate in this location such that final design can be can be approved by the monitor so long as the windows were consistent with window guidelines (no cladding, etc.) and final approval to be given by monitor prior to installation. The applicant continued: Around the corner from the casement window, as shown at the bottom of page 4, they are proposing to remove the small deck and replace the door with a window to match the existing window on that façade. The Commission suggested that they might want to consider replacing the existing window such that the windows in the addition all match. This window could be placed in the existing opening. M. Penzenik asked about the casement windows discussed earlier and asked if the opening can be changed to be same as other windows on the 1st floor. B. Cohen and S. Makowka felt this was located on an addition and thus it was not necessary to make the window the same height as the windows on the main structure.

Page 5 shows front of house facing Montague Street. Previous owners had cut through the right hand balustrade of the front porch to provide access to a deck. The applicant wishes to removed the front portion of the deck and restore the porch as a stand-alone feature. The deck would also be a stand-alone with no connection. Based on the provided views, the balustrade looks original, but ballusters seem to be replacements. The applicant also stated that the front right column is rotted out and there were no supports under porch so they need

to rebuild the porch with new footings, diagonal lattice to be changed to horizontal and vertical, new stairs and railing, column, and repair critter damage. Existing rail only 32" on front post there is no place above it to put rail so rail would need to be lower with vertical balusters. Railings will match existing front porch. The Commission suggested a source for unusual architectural elements that might provide items to match the existing thin columns.

They are also proposing to tear down and rebuild deck alongside of house (see pg 2 drawing) which is accessed via sliding door window off kitchen. The plan is to rebuild deck but in a location that is pushed back from the front of the house to make it more discreet. The proposed deck would have almost exactly the same square footage but would be pushed to back of house so not as visible. They are looking at looking at horizontal and vertical lattice underneath and fir decking. Page 6 example shown with columns with caps to match guidelines. The deck columns and rail will mimic front porch detail. J. Worden said you could do balusters at an angle like the front railings with simple boxed posts.

S. Makowka stated that the repairs to the front porch repair can be dealt with as a CONA with a requirement that railing heights remain at the existing, historically appropriate height. B. Cohen moved that the Commission find the following project to be non-incongruous with the purposes of the District: as described in application and provided documents, 1) removal of small rear deck and replacement of existing rear door with a simulated-divided light window (specifications to be consistent with the window guidelines) with opening of window to match window opening of other window on same elevation that is also being replaced with new wood window meeting our guidelines; 2) on front elevation of addition replacement casement windows with, to be double hung windows that meet design guidelines -- final configuration to be determined by monitor; 3) replacement of existing deck that will be removed with a new deck as proposed on page 2 of application materials provided that railing match existing front porch railing and drawing with final design to be approved by monitor prior to installation. Seconded by J. Nyberg for discussion. S. Makowka suggested that the applicant get more complete drawings of the deck done including detailed material specifications to be used for required monitor approval of final plans. All voted in favor. Monitor appointed: J. Nyberg

- c. Formal Hearing re: 108 Pleasant Street for handicap accessibility renovations. C. Greeley informed the Commission that it was her understanding that the applicant was not planning to move forward with this application but that she had not received a formal request to withdraw the application. For procedural purposes, J. Worden made a motion to deny the application due to lack of sufficient information. Seconded by J. Nyberg. All voted in favor of denial.
- d. Informal Hearing re: 214R Pleasant Street for fence, siding removal and exterior renovations. S. Makowka noted that this was an informal hearing solely for the purposes of soliciting feedback from the Commission and that the Commission would not and could not approve any proposal without first noticing a formal hearing. N. Bishir and A. Bernstein explained that they are the new owners of this property set off Pleasant Street behind 214 and they want to make a beautiful little cape out of the existing structure. J. Rizza is architect on project. They are looking to make the currently low-ceilinged upstairs livable. Also, the existing single garage is too small so they want to build adjacent garage to house. This house is located behind a beautiful historical home and they appreciate keeping district authentic. The existing house is a 1.5 story with 2 bedrooms and bath on second level with sloped 6'10 or 6'11 ceilings. They are proposing to change entrance from side to front, take down addition to the right of the house and then rebuild a new area within present footprint while removing the odd front gable. They will add stairs up to the 2nd floor which will include master bath, bedroom, dressing area with possibility of another bedroom and bath. They are trying to

maintain cape look. Their proposal will raise the roof peak by 18" which will allow shed dormers. Cladding will be shingles on 1st floor and clapboards on dormer. J. Nyberg thinks it's a great idea taking a very non-aesthetic home and add some aesthetic rationale to it. B. Cohen asked why not do clapboards for whole thing. J. Worden asked about possible alternative roof designs since it was being largely rebuilt anyway. S. Makowka cautioned that other alternatives might push the peak up even more. The Commission suggested that the applicant review placement of windows on the front and rear facades to provide for more uniform and balanced openings on those elevations.

6. Other Business

- a. Preservation Loan Program Update – Nothing new to report
- b. Outreach to Neighborhoods & Realtors – Mailing underway
- c. Update of Project List by Commissioners – See item 8 below for updates

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation - No items

8. REVIEW OF PROJECTS (See project list below)

Per. S. Makowka – remove 27, 32, 34, 39, 41, 47 57, 59, 60, 67, 71 74, 76, 93, 105, 115, 116, 118 and 124. Go from the agenda, not the draft minutes to compare list. B. Cohen said remove 151 (19 Maple Street)

Project List:

1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
3. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
4. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
5. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
6. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
7. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
8. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
9. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
10. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
11. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
12. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
13. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
14. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
15. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
16. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
17. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
18. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
19. 26 Academy Street (Wright – 08-19P) – Cohen - COA (Deck, Landscaping)
20. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
21. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
22. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)

23. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
24. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
25. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
26. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Makowka- COA (rear addition, stair, landing, roof)
27. 393-395 Mass. Ave. (Barkan – 08-45B) – Makowka - 10 Day COA (Shutters) **REMOVE**
28. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
29. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
30. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
31. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
32. 28 Academy Street (Rehrig – 09-05P) – Makowka – COA (Chimney, Porch, AC Units, Door) **REMOVE**
33. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
34. 187 Lowell Street (JK Construction – 09-07) – Cohen/Makowka – COA (New House, Old House) **REMOVE**
35. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
36. 215 Pleasant Street (Gruber – 09-11P – Levy – COA (Shed)
37. 160 Westminster Ave. (Jackson – 09-12M) – Makowka – COA (Addition Revision)
38. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
39. 3 Westmoreland Ave. (Canty/Eng – 09-17M) – Makowka – CONA (Driveway) **REMOVE**
40. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
41. 187 Lowell (JK Construction – 09-21M) – Cohen/Makowka - COA (New House) **REMOVE**
42. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
43. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
44. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
45. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
46. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
47. 3 Westmoreland Ave. (Eng/Canty – 09-30M) – Makowka – CONA (fence) **REMOVE**
48. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
49. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
50. 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
51. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
52. 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
53. 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
54. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
55. 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
56. 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)
57. 15A Avon Place (Burke – 10-01A) – Makowka – CONA (Gutters, Downspouts, Soffits, Porch, Facias, Windows) **REMOVE**
58. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch)
59. 15A Avon Place (Burke – 10-04A) – Makowka – COA (Windows) **REMOVE**
60. 88 Westminster Ave. (Ryan – 10-05M) – Makowka – CONA (Windows on Rear of House) **REMOVE**
61. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
62. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings)
63. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
64. 100 Pleasant Street (Shiffman – 10-10P) – Makowka - CONA (Roof)
65. 45 Jason Street (Hamilton – 10-10J) – Makowka – CONA (Roof)

66. 187 Pleasant Street (Fox – 10-11P) – Makowka – CONA (Gutters, Siding, Woodwork, Trim)

67. 38 Russell Street (Mishkin – 10-12R) – Nyberg – COA (AC Compressor) **REMOVE**

68. 17 Russell Street (Makowka/Spring – 10-14R) – Cohen – COA (Railing)

69. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)

70. 187 Lowell Street (J&K Construction – 10-16M) – Makowka-Cohen – COA (Ext. of Old Certif) **REMOVE**

71. 215 Pleasant Street (Gruber – 10-20P) – Makowka – CONA (Roof)

72. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)

73. 22 Russell Street (McCabe – 10-23R) – Cohen – CONA (Chimney) **REMOVE**

74. 30 Jason Street (Mallio – 10-24J) – Makowka – CONA (Porch-Steps)

75. 204 Pleasant Street (Sirah RT – 10-26P) – Penzenik – COA (Garage-Stairs-Siding-Doors) **REMOVE**

76. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)

77. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)

78. 16 Avon Place (Capodanno – 10-31A) – Makowka – COA (Windows on Porch-Roof-Window)

79. 239 Pleasant Street (McKinnon – 10-33P) – Makowka – CONA (Roof)

80. 272 Broadway (Danieli-Crispin – 10-37B) – Makowka – CONA (Rear Door)

81. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)

82. 272 Broadway (Danieli-Crispin – 10-39B) – Makowka – COA (Doors)

83. 272 Broadway (Danieli-Crispin – 10-40B) – Makowka – CONA (Windows)

84. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard- Windows)

85. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)

86. 246 Pleasant Street (Eykamp – 10-43P) – Makowka – CONA (Windows)

87. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)

88. 22-24 Avon Place (Sayigh) – 10-46A) – Makowka – CONA (Door Threshold)

89. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)

90. 52-54 Westminster Ave. (O’Shea – 10-49M) – Makowka – COA (Door)

91. 23 Water Street (Whitford – 10-50R) – Cohen – COA (Addition-Siding-Windows) **REMOVE**

92. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)

93. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)

94. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)

95. 17 Pelham Terrace (Choi – 10-54P) – Makowka – COA (Chimney Removal)

96. 17 Pelham Terrace (Choi – 10-55P) – Makowka – CONA (Rear Door-Window-Skylights)

97. 125 Pleasant Street (Abate – 10-57P) – Makowka – CONA (Windows)

98. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)

99. 1 Monadnock Road (Starks-Hopeman – 10-59P) – Makowka – CONA (Windows)

100. 7 Avon Place (Davidson – 10-60A) – Makowka – CONA (Window Repair)

101. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)

102. 8 Wellington Street (Salvation Army – 11-02P) – Makowka – CONA (Roof)

103. 38 Russell Street (Mishkin – 11-03R) – Nyberg – COA (Rear Addition-Attic Window) **REMOVE**

104. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)

105. 215 Pleasant Street (Gruber – 11-05P) – Makowka – CONA (Garage Repair)

106. 187 Lowell Street (JK Construction – 11-06M) – Makowka/Cohen (New Construction)

107. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)

108. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)

109. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)

110. 163 Pleasant Street (Davidson – 11-11P) – Makowka – CONA (Fascia Board-Rafter Rails)

111. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)

112. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)

113. 218 Pleasant Street (Plokhii – 11-14P) – Makowka – DENIAL COA (Siding) **REMOVE**
 114. 30 Academy Street (McKee – 11-17P) – Penzenik – COA (Wall) **REMOVE**
 115. 20 Prescott Street (Cohen – 11-19R) – Cohen – COA (Addition) **REMOVE**
 116. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition)
 117. 35 Central Street (Budne – 11-24C) – Makowka – CONA (Rails-Stairs-Porch)
 118. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
 119. 33 Russell Street (Littlewood – 11-26R) – Makowka – CONA (Porch-Gutters-Clapboards)
 120. 35 Academy Street (Knoblock – 11-27P) – Makowka – CONA (Porch Repair) **REMOVE**
 121. 60 Pleasant St., Unit 513 (Engels – 11-28P) – Makowka – CONA (Windows)
 122. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence)
 123. 187 Lowell Street (Nyberg – 11-33M) – Makowka-Cohen – COA (New Construction)
 124. 60 Pleasant Street (Condo Assoc – 11-34P) – Makowka – CONA (Balconies-Facades) –
 125. 23-29 Academy Street (Chiccarelli-Benn – 11-35P) – Makowka – CONA (Fence)
 126. 111 Pleasant Street (Fredieu – 11-36P) – Makowka – CONA (Roof-Downspouts-Gutters-Foundation)
 127. 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows)
 128. 100 Pleasant St. #31 (Greenfield – 11-38P) – Makowka – CONA (Windows)
 129. 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows)
 130. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
 131. 160 Westminster Ave. (Jackson – 11-41M) – Nyberg – 10 Day COA (Shed)
 132. 252 Pleasant Street (Schweich – 11-42P) – Nyberg – 10 Day COA (Walls) – Remove Per J. Worden
 133. 734 Mass. Ave. (Davidson – 11-43P) – Makowka – CONA (Siding-Corner Boards)
 134. 742 Mass. Ave. (Davidson – 11-44J) – Makowka – CONA (Facia)
 135. 201 Pleasant Street (Kantor – 11-45P) – Makowka – CONA (Eaves-Sills-Facia)
 136. 52-54 Westminster Ave. (O’Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch)
 137. 19 Academy Street (Masonic Lodge – 11-47P) – Makowka – CONA (Ramp on Rear)
 138. 32 Academy Street (Chasteen – 11-48P) - Makowka – CONA (Windows on Rear)
 139. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
 140. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
 141. 187 Westminster Ave. (Danaher-Obrien – 11-51M) – Makowka – CONA (Roof)
 142. 187 Lowell Street (Grinnell – 11-52M) – Makowka – 10 Day COA (Door and Windows)
 143. 100 Pleasant Street (Addison Corner Condo – 11-54P) – Makowka – CONA (roof)
 144. 23 Jason Street (Leary – 11-55J) – Makowka – CONA (Roof)
 145. 82 Westminster Ave. (Ivers – 12-01M) – Makowka – CONA (Storm Windows)
 146. 204 Pleasant Street (English – 12-02P **DENIAL**) – Makowka (Address Marker/Wall)
 147. 20 Russell Terrace (Ulin – 12-03R) – Makowka – CONA (Fascia & Trim)
 148. 30-32 Jason Street (Harris/Charest – 12-04J) – Makowka – CONA (Rear Deck/Stairs)
 149. 10 Montague Street (Silverman/Stima – 12-05M) – COA (Deck Doors)
 150. 55 Academy Street (Givertzman – 12-06P) – Nyberg – COA (Addition-Windows)
 151. 19 Maple Street (Hirani – 12-07P) Makowka – CONA (Rear Porch) **REMOVE**
 152. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
 153. 23 Water Street (Whitford – 12-09R) – Baldwin – COA (Rooftop Solar Panels)
 154. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
 155. 20 Russell Street #1 (Briggs – 12-11R) – Makowka – CONA (Rear Deck Not Visible)
 156. 3 Westmoreland Ave. (Canty/Eng-12-12M) – Makowka – CONA (Wall)
 157. 41 Crescent Hill Ave. (Mead – 12-13M) – Makowka – CONA (Roof)
 158. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)

Meeting Adjourned 10:20pm

Carol Greeley
Executive Secretary
cc: HDC Commissioners
Arlington Historical Commission, JoAnn Robinson-Chair
Building Inspector, Mr. Michael Byrne
Building Dept., Richard Vallarelli
Planning Dept. and Redevelopment Board, Ms. Carol Kowalski
Massachusetts Historical Commission
Town Clerk
Robbins Library
MIS Department